

PUBLIC HEARING—Nov. 17, 1965

Appeal #8420 Charles E. Murray, Jr. appellant.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried the following Order was entered on November 24, 1965:

**ORDERED:**

That the appeal for a variance from the side yard requirements of the R-1-B District to permit one-story rear addition to dwelling at 6634 - 31st Place, N.W., lot 20, square 2357, be granted.

From the records and the evidence adduced at the hearing, the Board finds the following facts:

(1) Appellant's lot, which is located in the R-1-B District, has a frontage of 50 feet on 31st Place and a depth of approximately 171 feet. The lot contains an area of 8569.7 square feet of land.

(2) The existing dwelling now has a covered porch over the garage at the rear of 10 feet in depth and 22 feet in width. Appellant proposes to erect a one-story addition at the rear of this porch 6 feet in depth and 22 feet in width and thereafter convert the room and addition into an enclosed family room.

(3) The existing building together with the existing covered porch have a side yard of 5.67 feet and appellant desires to keep the addition on line with the existing porch in order to provide a room without the necessity of setting back the required minimum of 8 feet.

(4) There was no objection to the granting of this appeal registered at the public hearing.

**OPINION:**

We are of the opinion that appellant has proven a case of hardship within the provisions of Section 8207.11 of the Zoning Regulations and that a denial of the request would result in peculiar and exceptional practical difficulties to and exceptional and undue hardship upon the owner. The Board feels that to require a setback for this additional six feet in length of the addition would serve no useful purpose and would create a room of unusual shape to the detriment of the owner. We are further of the opinion that the proposed addition will not affect light and air to adjoining properties.